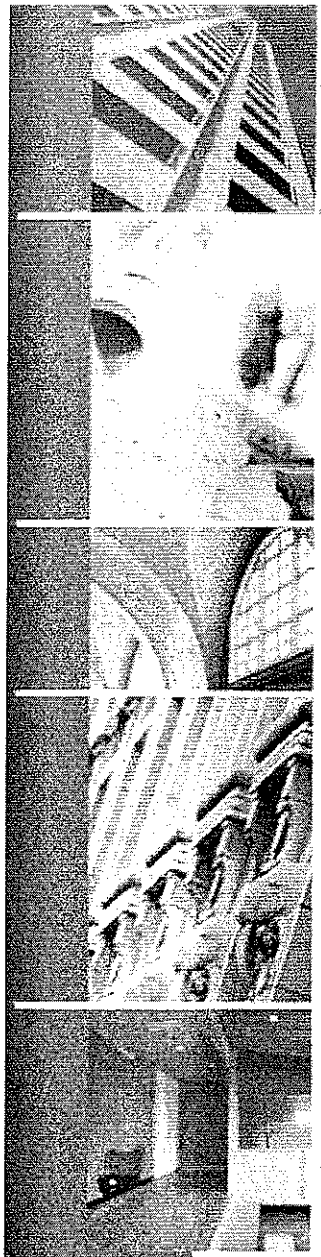

PHYSICAL NEEDS
ASSESSMENT

DETROIT HOUSING COMMISSION
1301 East Jefferson
Detroit, Michigan 48207
General Manager- Production Division/ Administrative, Contracting Officeer

PHYSICAL NEEDS ASSESSMENT
of
TEMPLE TOWERS
439 Temple Street
Detroit, Michigan 48201

PREPARED BY:

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EMG Project #: 66649.05R-019.052
Date of Report: June 8, 2005
On site Date: April 28, 2005 and May 2, 2005

EMG

PRODUCTION: REPLACE THIS SHEET WITH THE "DEFICIENCY COST TABLE".PDF FILE LOCATED IN THE PROJECT DIRECTORY.

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CERTIFICATION

EMG has completed a Property Condition Assessment (PCA) of the subject property, Temple Towers, located at 439 Temple Street in Detroit, Wayne County, Michigan.

The PCA was performed at the Client's request using methods and procedures consistent with good commercial and customary practice conforming to ASTM E2018-01, *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*. Within this Property Condition Report (PCR), EMG's reference to the Client follows the ASTM guide's definition of User, that is, the party that retains EMG for the preparation of a baseline PCA of the subject property. A User may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the subject property.

This report is exclusively for the use and benefit of the Client identified on the first page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report is not for the use or benefit of, nor may any other person or entity rely upon it, without the advance written consent of EMG.

The opinions EMG expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent architect or engineer in the same community under similar circumstances. EMG assumes no responsibility or liability for the accuracy of information contained within this report that has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent EMG's professional judgment based on information obtained during the course of this assignment. EMG's evaluations, analyses, and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions, and test data provided by the Client or the Client's representative has been assumed to be correct and complete. The conclusions presented within this report are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

EMG certifies that EMG has no undisclosed interest in the subject property, that EMG's relationship with the Client is at arms-length, and that EMG's employment and compensation are not contingent upon the findings or estimated costs to remedy any noted deficiencies due to deferred maintenance and/or any noted component or system replacements.

EMG's PCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and/or the performance of a subject property's building systems. Preparation of a PCR in accordance with ASTM E2018-01 is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system failure may not be initially observed. This PCR was prepared recognizing the inherent subjective nature of EMG's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that EMG's suggested remedy may be determined under time constraints or may be formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the noted physical deficiencies. EMG's opinions are generally formed without detailed knowledge from individuals familiar with the performance of noted components or systems.

Any questions regarding this report should be directed to Bill Champion at bchampion@emgcorp.com or at 800.733.0660, x6234.

Prepared by: Robert Weidendorf, Field Observer

Reviewed by:

Bill Champion
PCR Reviewer
Program Manager

bhcampion@emgcorp.com

1. EXECUTIVE SUMMARY

1.1. SUMMARY OF FINDINGS

The Client contracted with EMG to conduct a Property Condition Assessment (PCA) in order to prepare a Property Condition Report (PCR) of the subject property, Temple Towers, located at 439 Temple Street in Detroit, Wayne County, Michigan. The PCA was performed on April 28, 2005 and May 2, 2005.

The multi-family property has one 7-story apartment building containing 52 apartment units. The site area is approximately 0.15 acres. Construction of the property was probably completed in 1930.

Generally, the property appears to have been constructed within industry standards in force at the time of construction, but has not maintained or occupied during recent years, and is in poor condition.

1.2. FOLLOW UP RECOMMENDATIONS

The following issue requires additional study:

- The structure is in poor condition. The building has been exposed to the elements and minor fires damage has occurred. The heating system has been removed from the building. The electrical system is in poor condition due to vandalism and exposure. A professional engineering firm must be retained to analyze the existing condition, provide recommendations and estimate the scope and cost of any required repairs. The cost to retain an engineer is included in the Deficiency Cost Table. The cost for any possible subsequent repairs is not included in the cost tables.

1.3. OPINIONS OF PROBABLE COST

The estimates for the repair and capital reserves items noted within this PCR are attached to the front of this report, following the cover page.

These estimates are based on invoice or bid documents provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift*, EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

1.4. METHODOLOGY

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in tenants and/or usage may affect the service life of some systems or components.

The evaluation period identified in this report is defined as 20 years.

The physical condition of building component to be repaired is typically defined as being in one of four categories: Priority One through Four. For the purposes of this report, the following definitions are used:

Priority One = These items are to be addressed as Immediate / First Year Repairs. Items in this category require immediate action and include corrective measures to:

1. Correct life safety and/or code hazards
2. Replace items that have reached or exceeded their useful service life

Priority Two = These items are to be addressed with in the next 2-3 years. Items in this category require corrective measures to:

1. Return a facility to normal operation
2. Stop accelerated deterioration
3. Replace items that have reached or exceeded their useful service life

Priority Three = These items are to be addressed with in the next 4-10 years. Items in this category, if not corrected expeditiously, will become critical in the next several years. Items in this category include corrective measures to:

1. Stop intermittent interruptions
2. Correct rapid deterioration
3. Correct functionality and/or aesthetic issues that are not critical
4. Correct potential safety hazards

Priority Four = These items are to be addressed with in the next 11-20 years. Items in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

Priority Five = These items are to be addressed beyond 20 years.

2. PURPOSE AND SCOPE

2.1. PURPOSE

The purpose of this report is to assist the Client in evaluating the physical aspects of this property and how its condition may affect the Client's financial decisions over time. For this PCA, representative samples of the major independent building components were observed and their physical conditions were evaluated in accordance with ASTM E2018-01. These components include the site and building exteriors and representative interior areas. The estimated cost for repairs and/or capital reserve items is included in the enclosed cost tables. All findings relating to these opinions of probable costs are included in the relevant narrative sections of this Report.

The property management staff and code enforcement agencies were interviewed for specific information relating to the physical property, code compliance, available maintenance procedures, available drawings, and other documentation.

The physical condition of building systems and related components is typically defined as being in one of three conditions: Good, Fair, or Poor. For the purposes of this Report, the following definitions are used:

Good	=	Satisfactory as-is. Requires only routine maintenance during the evaluation period. Repair or replacement may be required due to a system's estimated useful life.
Fair	=	Satisfactory as-is. Repair or replacement is required due to current physical condition and/or estimated remaining useful life.
Poor	=	Immediate repair, replacement, or significant maintenance is required.

2.2. DEVIATIONS FROM GUIDE (ASTM E2018-01)

ASTM E2018-01 requires that any deviations from the Guide be so stated within the report. EMG's probable cost threshold limitation is reduced from the Guide's $3,000 to $1,000, thus allowing for a more comprehensive assessment on smaller scale properties. Therefore, EMG's opinions of probable costs that are individually less than a threshold amount of $1,000 are typically omitted from this PCR. However, comments and estimated costs regarding identified deficiencies relating to life, safety or accessibility items are included regardless of this cost threshold.

In lieu of providing written record of communication forms, personnel interviewed from the facility and government agencies are identified in Section 2.5. Relevant information based on these interviews is included in Sections 2.5, 3.1, and other applicable report sections.

2.3. ADDITIONAL SCOPE CONSIDERATIONS

Items required by ASTM E2018-01 are included within the Property Condition Assessment (PCA) and the associated Property Condition Report (PCR). Additional "non-scope" considerations were addressed as part of EMG's PCA/PCR. These additional items are identified as follows:

- PCA may be performed by a Professional Engineer and/or Registered Architect
- PCR may be reviewed by a Professional Engineer and/or Registered Architect other than the Field Observer
- Property disclosure information is obtained from *EMG's Pre-Survey Questionnaire* (copy included in the Appendices)

- A limited visual assessment for ADA accessibility utilizing *EMG's Abbreviated Accessibility Checklist* (copy included in the Appendices)
- A limited visual assessment and review of the property for mold growth, conditions conducive to mold growth, and evidence of moisture in accessible areas of the property
- Preparation of the *Modified Capital Reserves Schedule* based upon a reserve term provided by the Client
- Provide a statement on the property's Remaining Useful Life
- Provide cross-reference indexing between cost tables and report text
- Provide *Project At a Glance* summary table
- Determination of Federal Emergency Management Agency (FEMA) Flood Plain Zone for single address
- Determination of geographic Uniform Building Code Seismic Zone

2.4. PROPERTY'S REMAINING USEFUL LIFE ESTIMATE

Subject to the qualifications stated in this paragraph and elsewhere in this report, the Remaining Useful Life (RUL) of the property is estimated to be not less than 35 years. The Remaining Useful Life estimate is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of EMG's visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other "acts of God" that may occur subsequent to the date of EMG's site visit.

The Remaining Useful Life for the property is further based on the assumption that: (a) the immediate repairs, short term repairs, and future repairs for which replacement reserve funds are recommended are completed in a timely and workman-like manner, and (b) a comprehensive program of preventive and remedial property maintenance is continuously implemented using an acceptable standard of care. The Remaining Useful Life estimate is made only with regard to the expected physical or structural integrity of the improvements on the property, and no opinion regarding economic or market conditions, the present or future appraised value of the property, or its present or future economic utility, is expressed by EMG.

2.5. PERSONNEL INTERVIEWED

The following personnel from the facility and government agencies were interviewed in the process of conducting the PCA:

Name and Title	Organization	Phone Number
Charles Morrow	Detroit Housing Commission	313.877.8000

The PCA was performed without the assistance of an on site Point of Contact (POC).

2.6. DOCUMENTATION REVIEWED

Prior to the PCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. No documents were provided for review while performing the PCA. The Documentation Request Form is provided in Appendix E.

2.7. PRE-SURVEY QUESTIONNAIRE

A Pre-Survey Questionnaire was sent to the POC prior to the site visit. The questionnaire was not completed by the Maintenance personnel. The questionnaire is included in Appendix E.

2.8. WEATHER CONDITIONS

Weather conditions at the time of the site visit were partly cloudy, with temperatures in the 40's (°F) and light winds.

3. CODE INFORMATION AND ACCESSIBILITY

3.1. ADA AND SECTION 504 ACCESSIBILITY

Generally, Title III of the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794, is applicable when housing is built or rented with the use of federal funds. Therefore, both public housing and Section 8 housing are covered under the HUD regulations implementing Section 504, 24 C.F.R. Part 8. A housing authority that administers a Section 8 program is a covered entity, although a private landlord that accepts tenants through the Section 8 program is not. 24 C.F.R. § 8.3 (definition of recipient).

Under the HUD regulations implementing Section 504, new multi-family housing (five or more dwelling units) designed or constructed after July 11, 1988 must be readily accessible to and usable to individuals with disabilities. This standard is met if a minimum of 5 percent of the total dwelling units, but not fewer than one unit, is accessible for individuals with mobility impairments. An additional 2 percent of the total units, but not fewer than one unit, must be accessible for persons with hearing or vision impairments. 24 C.F.R. § 8.22(b). It is possible for HUD to prescribe a higher number of accessible units if requested and upon demonstration of need. 24 C.F.R. § 8.22

If substantial alterations are made to a project that has more than 15 units, these same rules apply. A "substantial" alteration is one that costs more than 75 percent of the cost of replacing the entire facility. 24 C.F.R. § 8.23. Lesser alterations must be made accessible to the maximum extent feasible. If changes to single elements within a dwelling unit, when taken together, constitute an alteration to the unit, the entire unit must be made accessible. Once 5 percent of the units are accessible for individuals with mobility impairments, there is no further requirement unless HUD prescribes a higher number. 24 C.F.R. § 8.23.

Structural changes are not required in existing facilities where other means exist for making the program or services accessible to individuals with disabilities. 24 C.F.R. § 8.24. As under Title II, moving a person to an available accessible unit is a viable alternative. A covered entity, however, is not required to make any changes that would fundamentally alter the nature of the program or result in undue administrative or financial burden. The cost of structural changes must be borne by the covered entity.

During the PCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in EMG's Abbreviated Accessibility Checklist provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

At a multi-family property, where there is no rental office or common area made available to individuals other than residents and their guests, no areas of the property are considered as a public accommodation. The general public does not interface with the services offered at this facility.

The facility generally appears to be accessible as stated within the defined priorities of Title III of the Americans with Disabilities Act.

A full ADA Compliance Survey may reveal some aspects of the property that are not in compliance.

3.2. MOLD

As part of the PCA, EMG completed a limited, visual assessment for the presence of visible mold growth, conditions conducive to mold growth, or evidence of moisture in readily accessible areas of the property. EMG interviewed property personnel concerning any known or suspected mold contamination, water infiltration, or mildew-like odor problems.

This assessment does not constitute a comprehensive mold survey of the property. The reported observations and conclusions are based solely on interviews with property personnel and conditions observed in readily accessible areas of the property at the time of the assessment. Sampling was not conducted as part of the assessment.

EMG did not note any visual indications of the presence of visible mold growth, conditions conducive to mold growth, or evidence of moisture in any readily accessible areas of the property. It should be noted that there was no light other than natural light from the windows and much of the floor area was covered with debris, limiting what could be observed.

4. EXISTING BUILDING EVALUATION

4.1. APARTMENT UNIT TYPES

The following table identifies the reported apartment types and apartment mix.

Apartment Unit Types and Mix		
Quantity	**Type**	**Floor Area**
52	1 Bedroom/1 Bathroom	Unknown
There are currently 52 vacant units.		
There are currently 52 down units.		
52	**TOTAL**	

4.2. APARTMENT UNITS OBSERVED

Fifty percent of the apartment units were minimally observed in order to establish a representative sample and to gain a clear understanding of the property's overall condition. Other areas accessed included the exterior of the property, the roofs, and the interior common areas.

All areas of the property were generally available for observation during the site visit.

A "down unit" is a term used to describe a non-rentable apartment unit due to poor conditions such as fire damage, water damage, missing appliances, damaged floor, wall or ceiling surfaces, or other significant deficiencies. All of the units are down units.

5. SITE IMPROVEMENTS

5.1. UTILITIES

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	**Supplier**	**Condition & Adequacy**
Sanitary sewer	Detroit Water & Sewerage Department	Unknown
Storm sewer	Detroit Water & Sewerage Department	Unknown
Domestic water	Disconnected	Unknown
Electric service	Disconnected	Unknown
Natural gas service	Disconnected	Unknown

Observations/Comments:

- The utilities are not connected to the property.

5.2. PARKING, PAVING, AND SIDEWALKS

There is no parking provided on site. Parking is available in adjacent private parking lots.

The sidewalks throughout the property are constructed of cast-in-place concrete.

Observations/Comments:

- The concrete sidewalk to the building entrance appeared to be in good condition.

5.3. DRAINAGE SYSTEMS AND EROSION CONTROL

Storm water from the roofs, flows into on site inlets with underground piping connected to the municipal storm water management system.

Observations/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity.

5.4. TOPOGRAPHY AND LANDSCAPING

The property is generally flat.

There is no landscaping.

Surrounding properties include a municipal park, paved parking lots a residential building and a theater.

Observations/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property.

5.5. GENERAL SITE IMPROVEMENTS

Property identification is not provided. Street address numbers are not visible.

6. BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

6.1. FOUNDATIONS

Based on structures of similar size, configuration, and geographic location, it is assumed that the foundations consist of conventional reinforced concrete spread footings, which support wall and column loads.

Observations/Comments:

- The foundations and footings could not be directly observed during the site visit. There is no evidence of movement that would indicate excessive settlement.

6.2. SUPERSTRUCTURE

The building has brick masonry and clay tile exterior bearing walls, which support the upper floor and roof diaphragms. The upper floors are constructed with wood joists and are sheathed with wood planks. The roofs are sheathed with wood planks over wood rafters and wood joists.

Observations/Comments:

- The superstructure is exposed in some locations, allowing for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

6.3. ROOFING

The primary roofs are classified as flat roofs. The roofs are finished with a cap sheet over a multi-ply bituminous built-up membrane.

The exterior perimeter walls extend above the surface of the roofs, creating parapet walls. The roof membrane turns up the sides of the parapet walls and terminates at clay tile copings. The roofs have built-up base and edge flashing.

Storm water is drained from the roofs by internal drains. The drains discharge to the underground storm drainage system.

There are no attics. The ceilings of the upper floor apartment units are the bottom side of the roof diaphragm.

Observations/Comments:

- The roof finishes appear to be more than ten years old. Information regarding roof warranties or bonds is not available.
- The fields of the roofs are in fair condition. The parapet walls and copings are in fair condition. Based on the age and general condition of the copings, they should be evaluated and replaced as necessary at the time of roof replacement.
- Roof drainage appears to be adequate.

6.4. EXTERIOR WALLS

The exterior walls are finished with brick masonry. Portions of the exterior walls are accented with decorative stone.

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Observations/Comments:

- The exterior finishes are in poor condition. Replacement of concrete window sills and repointing of the masonry will be required before occupancy.
- The sealant is typically missing. The sealant should be replaced during the window replacement.

6.5. EXTERIOR AND INTERIOR STAIRS

The interior stairs are constructed of steel and have closed risers and concrete-filled steel pan treads. The handrails and balusters are constructed of metal.

The rear interior stairs are constructed of wood and have closed risers and wood treads. The handrails and balusters are constructed of wood.

Observations/Comments:

- The exterior and interior stairs, balusters, and handrails are in poor condition and will require repair or replacement prior to occupancy.

6.6. WINDOWS AND DOORS

The windows are wood-framed single-glazed double-hung units.

The apartment building entrance is boarded up. There are no doors

Apartment unit entrance doors are wood doors.

Observations/Comments:

- The windows are in poor condition, typically with no glass and many with broken frames. The windows will require repair or replacement prior to occupancy.
- The exterior doors will require replacement prior to occupancy.
- The apartment unit entrance doors are in poor condition, many off their frame or missing. The doors will require repair or replacement prior to occupancy.

6.7. PATIO, TERRACE, AND BALCONY

Not applicable. There are no patios, terraces, or balconies.

6.8. COMMON AREAS, ENTRANCES, AND CORRIDORS

Apartment unit entrances are accessed from corridors beyond the lobby and from corridors on each floor.

The laundry room is located in the basement.

The following table identifies the interior common areas and generally describes the finishes in each common area.

Common Area	Floors	Walls	Ceilings
Lobby	Ceramic tile	Painted plaster	Painted plaster
Corridor	Wood	Painted plaster	Painted plaster
Laundry Room	Concrete	Painted plaster	Exposed wood

Observations/Comments:

- The common areas are in poor condition and the age of the finishes could not be determined. All finishes and base walls and ceilings will require repair or replacement prior to occupancy.

7. BUILDING MECHANICAL AND ELECTRICAL SYSTEMS

7.1. BUILDING HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

The common areas appear to have been heated by steam radiators. The radiators and boilers have been removed from the building.

Observations/Comments:

- No HVAC systems are present. Condensate return lines and dirt shadow indications of radiators are the basis for stating that steam heat was provided at one time.
- Prior to any occupancy, a heating system will have to be installed.

7.2. BUILDING PLUMBING

The plumbing systems include the incoming water service, the cold water piping system, and the sanitary sewer and vent system. The risers and the horizontal distribution piping are steel. The soil and vent systems are cast iron.

The water meter has been removed.

There is no indication of the type of hot water system used in the building.

Observations/Comments:

- The plumbing systems are basically non existent. Any copper piping used has been removed for salvage.

7.3. BUILDING GAS DISTRIBUTION

Gas service is supplied from the gas main on the adjacent public street. The gas meter and regulator have been removed.

7.4. BUILDING ELECTRICAL

The electrical supply lines run overhead to pole-mounted transformers, which feed electrical meters. The electric service is disconnected.

The main electrical service size could not be determined.

Observations/Comments:

- The on site electrical systems are disconnected.

7.5. ELEVATORS AND CONVEYING SYSTEMS

There is one traction passenger elevators. The elevator manufactured could not be determined. The elevator machinery is located in a penthouse at the top of the shaft.

Observations/Comments:

- The elevator is not serviceable and will require a complete replacement prior to occupancy.

7.6. FIRE PROTECTION SYSTEMS

There is no fire protection system.

Non illuminated exit signs were observed in the building.

8. DWELLING UNITS

8.1. INTERIOR FINISHES

The following table generally describes the interior finishes in apartment units:

Typical Apartment Finishes			
Room	**Floor**	**Walls**	**Ceiling**
Living room	Wood	Painted plaster	Painted plaster
Kitchen	Wood	Painted plaster	Painted plaster
Bedroom	Wood	Painted plaster	Painted plaster
Bathroom	Wood	Painted plaster / Ceramic tile tub surround	Painted plaster

The interior doors in each apartment unit are painted wood doors set in wood frames. Wardrobe closets are accessed by standard doors.

Observations/Comments:

- The interior finishes in the apartment units are in poor condition. Flooring will require some replacement and refinishing. Wall and ceiling plaster will have to be replaced prior to occupancy.
- The interior doors and door hardware are in poor condition. Many doors are missing or off the frames. All doors will require replacement prior to occupancy.

8.2. APPLIANCES

No appliances were in the units. The kitchen cabinets are constructed of wood. The countertops are wood and have a plastic-laminated finish.

Observations/Comments:

- The kitchen cabinets and countertops are in poor condition or are missing. Kitchens will require complete renovation prior to occupancy.

8.3. HVAC

Heating was apparently provided by steam radiators, which are supplied by the central boiler. No radiators were observed.

Natural ventilation is provided by operable windows.

8.4. PLUMBING

The bathrooms include a water closet, an enameled-steel bathtub and a lavatory.

Domestic hot water was apparently supplied by the central system.

Observations/Comments:

- The bathroom fixtures are in poor condition or are missing.
- No evidence of individual water heaters indicated that the building had a central hot water system.

8.5. ELECTRICAL

The electrical service to each apartment could not be determined. A circuit breaker panel inside each unit supplies the appliances, receptacles and light fixtures.

8.6. FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

Not applicable. There are no furnished apartments.

9. OTHER STRUCTURES

Not applicable. There are no major accessory structures.

10. APPENDICES

APPENDIX A: Photographic Record
APPENDIX B: Site Plan
APPENDIX C: Supporting Documentation
APPENDIX D: EMG Abbreviated Accessibility Checklist
APPENDIX E: Pre-Survey Questionnaire and Documentation Request Form
APPENDIX F: Acronyms and Out of Scope Items
APPENDIX G: Resumes for Report Reviewer and Field Observer

APPENDIX A:
PHOTOGRAPHIC RECORD

APPENDIX B:
SITE PLAN

Information to be forwarded with Final

APPENDIX C:
SUPPORTING DOCUMENTATION

Information to be forwarded with Final

APPENDIX D:
EMG ABBREVIATED ACCESSIBILITY CHECKLIST

Property Name: Temple Towers
Date: April 28, 2005 and May 2, 2005
Project Number: 66649.05R-019.052

EMG Abbreviated Accessibility Checklist					
	Building History	**Yes**	**No**	**N/A**	**Comments**
1.	Has the management previously completed an ADA review?		✓		
2.	Have any ADA improvements been made to the property?				
3.	Does a Barrier Removal Plan exist for the property?				
4.	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm, building department, other agencies, etc.?				
5.	Has building ownership or management received any ADA related complaints that have not been resolved?				
6.	Is any litigation pending related to ADA issues?				
	Parking	**Yes**	**No**	**N/A**	**Comments**
1.	Are there sufficient parking spaces with respect to the total number of reported spaces?				
2.	Are there sufficient van-accessible parking spaces available (96″ wide/ 96″ aisle for van)?				
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?				
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?				
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?				
6.	Does signage exist directing you to accessible parking and an accessible building entrance?				
	Ramps	**Yes**	**No**	**N/A**	**Comments**
1.	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12)				
2.	Are ramps longer than 6 ft complete with railings on both sides?				
3.	Is the width between railings at least 36 inches?				

EMG Abbreviated Accessibility Checklist					
4.	Is there a level landing for every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?				
	Entrances/Exits	**Yes**	**No**	**N/A**	**Comments**
1.	Is the main accessible entrance doorway at least 32 inches wide?				
2.	If the main entrance is inaccessible, are there alternate accessible entrances?				
3.	Can the alternate accessible entrance be used independently?				
4.	Is the door hardware easy to operate (lever/push type hardware, no twisting required, and not higher than 48 inches above the floor)?				
5.	Are main entry doors other than revolving door available?				
6.	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?				
	Paths of Travel	**Yes**	**No**	**N/A**	**Comments**
1.	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?				
2.	Does a visual scan of the main path reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?				
3.	Are floor surfaces firm, stable, and slip resistant (carpets wheelchair friendly)?				
4.	Is at least one wheelchair-accessible public telephone available?				
5.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?				
6.	Is there a path of travel that does not require the use of stairs?				
7.	If audible fire alarms are present, are visual alarms (strobe light alarms) also installed in all common areas?				

EMG Abbreviated Accessibility Checklist					
	Elevators	**Yes**	**No**	**N/A**	**Comments**
1.	Do the call buttons have visual signals to indicate when a call is registered and answered?				
2.	Is the "UP" button above the "DOWN" button?				
3.	Are there visual and audible signals inside cars indicating floor change?				
4.	Are there standard raised and Braille marking on both jambs of each host way entrance?				
5.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?				
6.	Do elevator lobbies have visual and audible indicators of car arrival?				
7	Does the elevator interior provide sufficient wheelchair turning area (51" x 68")?				
8.	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?				
9.	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?				
10.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?				
	Restrooms	**Yes**	**No**	**N/A**	**Comments**
1.	Are common area public restrooms located on an accessible route?				
2.	Are pull handles push/pull or lever type?				
3.	Are there audible and visual fire alarm devices in the toilet rooms?				
4.	Are corridor access doors wheelchair-accessible (at least 32 inches wide)?				
5.	Are public restrooms large enough to accommodate a wheelchair turnaround (60" turning diameter)?				
6.	In unisex toilet rooms, are there safety alarms with pull cords?				
7.	Are stall doors wheelchair accessible (at least 32" wide)?				
8.	Are grab bars provided in toilet stalls?				
9.	Are sinks provided with clearance for a wheelchair to roll under (29" clearance)?				
10.	Are sink handles operable with one hand without grasping, pinching or twisting?				
11.	Are exposed pipes under sink sufficiently insulated against contact?				

EMG Abbreviated Accessibility Checklist					
12.	Are soap dispensers, towel, etc. reachable (48″ from floor for frontal approach, 54″ for side approach)?				
13.	Is the base of the mirror no more than 40″ from the floor?				

APPENDIX E:
PRE-SURVEY QUESTIONNAIRE AND DOCUMENTATION REQUEST FORM

PRE-SURVEY
QUESTIONNAIRE

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. ***The completed form must be presented to EMG's Field Observer on the day of the site visit.*** If the form is not completed, EMG's Project Manager will require ***additional time*** during the on site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final Property Condition Report.

Project Name:	**Temple Towers**	**Project Number:**	**66649.05R-019.052**
Person completing form:	**prop poc n**	**Date:**	**April 28, 2005 ar May 2, 2005**
Association with Project:	**prop poc t**	**Phone Number:**	**000.000.0000**
Years associated w/Proj.:	**XX**	**Fax Number:**	**000.000.0000**
Current Owner:		**Phone Number:**	**000.000.0000**
Owner Since:	**XXXX**	**Estimated Value:**	**$XXX**

Unk = Unknown, NA = Not Applicable

	Yes	No	Unk	NA	Comments
1. Does the property have full-time maintenance personnel on site?					
2. Have there been any capital improvements in the last five years?					
If so, are details available?					
3. Are there any unresolved building, fire, or zoning code issues?					
If so, what additional info is available?					
4. Are there any "down", unusable units?					
5. Are there any problems or hazards at the property?					
6. Has the property ever had an ADA accessibility review?					
If so, is a copy available?					
7. Does a Barrier removal plan exist for the property?					
8. Are there any unresolved accessibility issues at the property?					
9. Is there any pending litigation concerning the property?					
10. Is site drainage adequate?					
11. Has a termite inspection occurred within the last year?					
Is a copy of an inspection report available?					
12. Are there any problems with foundations or structures?					
If so, are there plans to address?					
13. Is there any water infiltration in basements or crawl spaces?					
14. Are there any wall or window leaks?					
15. Are there any poorly insulated areas?					
16. Are there any current roof leaks at the property?					
17. Are any roof finishes more than ten years old?					
18. Is the roofing covered by a warranty or bond?					
19. Is Fire Retardant Treated (FRT) plywood used at the property?					
20. Does the property have an exterior insulation and finish system (EIFS) with a synthetic stucco finish					
21. Do the utilities (electric, gas, sewer, water) provide adequate service?					
22. Is the property served by an on site water system?					
	Yes	**No**	**Unk**	**NA**	**Comments**
23. Is the property served by an on site septic system?					
24. If present, do irrigation systems function properly?					
25. Are HVAC systems at the property inspected and maintained, at a minimum, annually?					
26. Is the HVAC equipment more than ten years old?					
27. Do any of the HVAC systems use R-11, 12, or 22					

refrigerants?					
28. Do tenants contract for their own HVAC work?					
29. Has any HVAC system, or any other part of the property, ever contained visible suspect mold growth?					
If so, where and when?					
30. Has the property ever been tested for indoor air quality or suspect mold?					
If so, where and when? Results?					
31. Is there a response action in place to prevent mold growth or respond to its presence?					
If so, describe. Is a copy available?					
32. Are the water heaters/boilers more than ten years old?					
33. Is polybutylene piping used at the property?					
34. Are there any plumbing leaks or water pressure problems?					
35. Are the any leaks or pressure problems with natural gas service?					
36. Does any part of the electrical system use aluminum wiring?					
37. Do Residential units have a min. of 60-Amp service or Commercial units have a min. 200-Amp service?					
38. Has elevator equipment been replaced in the last ten years?					
39. Are the elevators maintained by a contractor on a regular basis?					
40. Is the elevator emergency communication equipment functional?					
41. Is the elevator emergency communication equipment ADA compliant?					
42. Have the fire/life safety systems been inspected within the last year?					
43. Are there any smoke evacuation or pressurization systems?					
44. Are there any recalled Omega or Central brand fire sprinkler heads that have not yet been replaced?					
45. Are there any emergency electrical generators?					
46. Are the generators maintained on a regular basis?					
47. Do tenants contract for their own improvement work?					
48. Are tenants responsible for any roof, HVAC, or exterior wall maintenance, repair, or replacement?					
If so, what, where and how?					
49. Have there been previous due diligence, engineering, environmental, or geological studies done?					
If so, are copies available?					
50. Is there anything else that EMG should know about when assessing this property? If so, what?					

On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below. Provide copies if possible.

INFORMATION REQUIRED

1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.

2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.

3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).

4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.

5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.

6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.

7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.

8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.

9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.

10. Records of system & material ages (roof, MEP, paving, finishes, furnishings).

11. Any brochures or marketing information.

12. Appraisal, either current or previously prepared.

13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).

14. Previous reports pertaining to the physical condition of property.

15. ADA survey and status of improvements implemented.

16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.

APPENDIX F:
ACRONYMS AND OUT OF SCOPE ITEMS

ASTM E2018-01 ACRONYMS

ADA - The Americans with Disabilities Act

ASTM - American Society for Testing and Materials

BOMA - Building Owners & Managers Association

BUR - Built-up Roofing

DWV – Drainage, Waste, Ventilation

EIFS - Exterior Insulation and Finish System

EMF – Electro Magnetic Fields

EMS - Energy Management System

EUL - Expected Useful Life

FEMA - Federal Emergency Management Agency

FFHA - Federal Fair Housing Act

FIRMS - Flood Insurance Rate Maps

FRT- Fire Retardant Treated

FOIA - U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.

FOIL - Freedom of Information Letter

FM - Factory Mutual

HVAC - Heating, Ventilating and Air-conditioning

IAQ - Indoor Air Quality

MEP – Mechanical, Electrical & Plumbing

NFPA - National Fire Protection Association

PCA - Property Condition Assessment

PCR - Property Condition Report

PML - Probable Maximum Loss

RTU - Rooftop Unit

RUL - Remaining Useful Life

STC – Sound Transmission Class

UBC – Uniform Building Code

Ref #	Section 8 : ASTM E 2018-01 Out of Scope Items
8.4.1.8	***Utilities:*** Operating conditions of any systems or accessing manholes or utility pits.
8.4.2.2	***Structural Frame and Building Envelope:*** Entering of crawl or confined space areas (however, field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
8.4.3.2	***Roofs:*** Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
8.4.4.2	***Plumbing:*** Determining adequate pressure and flow rate, fixture-unit values and counts, or verifying pipe sizes and verifying the point of discharge for underground systems.
8.4.5.2	***Heating:*** Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant-owned or maintained equipment.
8.4.6.2	***Air-conditioning and Ventilation:*** Evaluation of process related equipment or condition of tenant owned/maintained equipment.
8.4.7.2	***Electrical:*** Removing of electrical panel covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices. Process related equipment or tenant owned equipment.
8.4.8.2	***Vertical Transportation:*** Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts
8.4.9.1	***Life Safety / Fire Protection:*** Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies.
8.4.10.2	***Interior Elements:*** Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Ref #	Section 11 : ASTM E 2018-01 Out of Scope Items
11.1	*Activity Exclusions* - The activities listed below are generally excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this *guide*. These should not be construed as all-inclusive or implying that any exclusion not specifically identified is a PCA requirement under this *guide*.
11.1.1	Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; *dismantling* or operating of equipment or appliances; or disturbing personal items or *property* which obstructs access or visibility.
11.1.2	Preparing *engineering* calculations (civil, structural, mechanical, electrical, etc.) to determine any *system's*, *component's*, or equipment's adequacy or compliance with any specific or commonly accepted design requirements or *building codes*, or preparing designs or specifications to remedy any *physical deficiency*.
11.1.3	Taking measurements or quantities to establish or confirm any information or representations provided by the *owner* or *user* such as: size and dimensions of the *subject property* or *subject building*, any legal encumbrances such as easements, dwelling unit count and mix, building *property* line setbacks or elevations, number and size of parking spaces, etc.
11.1.4	Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the *field observer's walk-through survey* or such information is provided to the *consultant* by the *owner*, *user*, property manager, etc. The *consultant* is not required to provide a *suggested remedy* for treatment or remediation, determine the extent of infestation, nor provide *opinions of probable costs* for treatment or remediation of any deterioration that may have resulted.
11.1.5	Reporting on the condition of subterranean conditions such as underground utilities, separate sewage disposal *systems*, wells; *systems* that are either considered process-related or peculiar to a specific tenancy or use; waste water treatment plants; or items or *systems* that are not permanently installed.
11.1.6	Entering or accessing any area of the premises deemed to pose a threat of *dangerous or adverse conditions* with respect to the *field observer* or to perform any procedure, which may damage or impair the physical integrity of the *property*, any *system*, or *component*.
11.1.7	Providing an opinion on the condition of any *system* or *component*, which is *shutdown*, or whose operation by the *field observer* may significantly increase the registered electrical demand-load. However, *consultant* is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc.
11.1.8	Evaluating acoustical or insulating characteristics of *systems* or *components*.

Ref #	Section 11 : ASTM E 2018-01 Out of Scope Items
11.1.9	Providing an opinion on matters regarding security of the *subject property* and protection of its occupants or *users* from unauthorized access.
11.1.10	Operating or witnessing the operation of lighting or other *systems* typically controlled by time clocks or that are normally operated by the building's operation staff or service companies.
11.1.11	Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.
11.2	*Warranty, Guarantee and Code Compliance Exclusions* - By conducting a PCA and preparing a PCR, the *consultant* is merely providing an opinion and does not warrant or guarantee the present or future condition of the *subject property,* nor may the PCA be construed as either a warranty or guarantee of any of the following:
11.2.1	any *system's* or *component's* physical condition or use, nor is a PCA to be construed as substituting for any *system*'s or equipment's warranty transfer inspection;
11.2.2	compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, *building codes,* safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. However, should there be any conspicuous *material* present violations *observed* or reported based upon *actual knowledge* of the *field observer* or the *PCR reviewer,* they should be identified in the PCR;
11.2.3	compliance of any material, equipment, or *system* with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval such as FM, State Board of Fire Underwriters, etc.
11.3	Additional/General Considerations:
11.3.1	Further Inquiry - There may be physical condition issues or certain physical improvements at the *subject property* that the parties may wish to assess in connection with a *commercial real estate transaction* that are outside the scope of this *guide*. Such issues are referred to as non-scope considerations and if included in the PCR, should be identified under Section 10.9.
11.3.2	*Non-Scope Considerations* - Whether or not a *user* elects to inquire into non-scope considerations in connection with this *guide* is a decision to be made by the *user*. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with this *guide*.

APPENDIX G:
RESUMES FOR REPORT REVIEWER AND FIELD OBSERVER